



GRASSROOTS
REALTY GROUP

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33 Lewisburg Close NE
Calgary, Alberta

MLS # A2225431



\$604,900

Division:	Lewisburg		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

THE WAIT IS OVER—LEWISBURG IS HERE! — Looking for a brand new home in northeast Calgary—but not just any home? One with smart upgrades, SERIOUS POTENTIAL, and a location that’s about to make waves in the city’s newest master-planned community? Let me introduce you to 33 Lewisburg Close NE. This detached Alexis model by Homes by Avi offers 1,468 square feet of purposeful, beautifully designed living space. Whether you’re a buyer looking for flexibility or an investor with an eye for opportunity, this one deserves a spot at the top of your list. The main floor delivers on style and function with quartz countertops, durable vinyl plank flooring, 42" upper cabinets, and a sleek SILGRANITE SINK. The kitchen includes a BUILT-IN MICROWAVE, chimney-style hood fan, and gas line rough-in if you’re dreaming of a gas range. There’s another gas line roughed-in on the rear deck too—because BBQ season deserves the right setup. Upstairs features two bright secondary bedrooms at the back, a full main bathroom, and a dedicated laundry room—no hauling baskets up and down stairs here. The primary bedroom is positioned at the front of the home and includes a walk-in closet plus an upgraded ensuite with a FULLY TILED GLASS SHOWER. Whether it’s family, guests, or a work-from-home setup, the upper floor offers the space and functionality to make everyday living easy. But where this home really shines? The basement. It’s unfinished, yes—but it’s ANYTHING BUT BASIC. A separate side entrance, 9’ ceilings, and rough-ins for a wet bar, bathroom, and SECOND LAUNDRY LOCATION make it perfect for multigenerational living or future rental development (subject to approvals, of course). Add in the 200 amp panel, EV charger rough-in,

and a solar conduit already in place, and you've got a setup that's both future-ready and investment-savvy. Now let's talk about LEWISBURG. This is Calgary's newest northeast community—thoughtfully planned, exceptionally located, and full of potential. With walkable green spaces, future schools and shopping, and easy access to major routes, Lewisburg is designed for people who want to put down roots before the crowd. And with the GRAND OPENING happening this Saturday, May 31st, the timing couldn't be better. I've seen a lot of new communities launch—but this one? It has the right mix of vision, planning, and momentum. And homes like this don't stay off the radar for long. Want in early? Let's talk. I'd love to show you around. PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.